



DATE: March 23, 2016

AGENDA ITEM # 4

TO: Bicycle and Pedestrian Advisory Commission

FROM: Sean K. Gallegos, Assistant Planner

SUBJECT: 962 Acacia Avenue

RECOMMENDATION

Review Design Review application 15-D-04, Use Permit application 15-UP-01 and Code Amendment 16-CA-02

PROJECT DESCRIPTION

This is a Bicycle and Pedestrian Advisory Commission review for a multi-family project at 962 Acacia Avenue. The purpose of the meeting is to provide advice to the City Council (and procedurally the Planning and Transportation Commission) regarding any bicycle and pedestrian issues related to the subject project.

The subject project is located in the Loyola Corners Specific Plan area. The project proposes to replace a single-story residence with a two-story multi-family building with two residential units.

DISCUSSION

The main entrances to the two residential are directly off of Acacia Avenue and the building is set back from the sidewalk. The proposed multi-family building is served by two covered parking spaces and three surface uncovered parking spaces. A safe pedestrian and bicycle environment is provided with an internal walkway that separates pedestrians/bicyclists from the parking area and connects the building to the sidewalk on Acacia Avenue. The parking area is accessible via a driveway on the public alley. Since the driveway is located along an alley and approximately 345 feet from Sherwood Avenue, there will not be sight visibility issues.

As recommended by the VTA guidelines, the project should provide two bicycle parking spaces (one Class I and one Class II). The project meets this guideline by providing two residential locker units, which are consistent with Class I bicycle lockers facilities.

The sidewalk along Acacia Avenue will be five feet wide. Since the subject site is located within the Sherwood Gateway Specific Plan area, the specific plan recommends improving the pedestrian environment with five-foot wide sidewalks.

Staff did not identify any sight visibly issues with regard to pedestrian and bicycle uses.

ENVIRONMENTAL REVIEW

This project, which meets the definition for an infill project, appears to qualify for a categorical exemption under Section 15332 of the California Environmental Quality Act. A complete environmental analysis will be conducted prior to review by the Planning and Transportation Commission.

PUBLIC CONTACT

This project was not noticed to the surrounding property owners or business owners. It was posted on the agenda for general notice.

Cc: Richard Haro, Designer
Barry Nelson, Property Owner

Attachments
Plans